

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

(Address) P. O. BOX 1007, ALABASTER, AL 35007



This Form furnished by:

**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY-NINE THOUSAND EIGHT HUNDRED AND NO/100TH (\$79,800.00) DOLLARS

to the undersigned grantor, LEO JAMES BUILDERS, INC. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JAMES E. CONWAY AND WIFE, TINA N. CONWAY

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, ALABAMA.

Lot 15 according to the Survey of Meadow Brook, Sixth Sector, as recorded in Map Book 8, Page 44, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$75,800.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS:

4929 Sussex Road  
Birmingham, Alabama 35243

GRANTEES' ADDRESS:

5143 Colonial Park Road  
Birmingham, Alabama 35243

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, LEO JAMES who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30TH day of JUNE 19 83

ATTEST:

LEO JAMES BUILDERS, INC.

By Leo James  
LEO JAMES

President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, THE UNDERSIGNED

State, hereby certify that LEO JAMES

whose name as THE President of LEO JAMES BUILDERS, INC.

a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 30TH day of

Form ALA-33

[Signature]  
Notary Public

BOOK 348 PAGE 280

STATE OF ALABAMA  
COUNTY OF SHELBY  
See my 433-333  
1983 JUL -5

Dead TAX 4.00  
Rec 1.50  
Total 6.50